

Amendment to Bill No. 2 – 2005

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Legislative Day No. 4

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Amendment No. 52

(This amendment requires that developments in R-ED and R-20 zoning districts have a minimum of 50 dwelling units and maximum units per net acre.)

- 1 Substitute the attached pages for pages 47 and 48 of the proposed Comprehensive
- 2 Zoning Amendments attached to Council Bill 2 - 2005.
- 3
- 4 FILENAME A52CB2-2005.doc

SECTION 131: Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

The [[Board of Appeals]] HEARING AUTHORITY may grant conditional uses in the specified districts in accordance with the following minimum criteria.

1. Age-Restricted Adult Housing

A conditional use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, [[or]] R-A-15, B-1 OR B-2 District for age-restricted adult housing, provided that:

- (1) Single-family detached, semi-detached, MULTI-PLEX, attached and apartment dwelling units shall be permitted, except that only detached, [[and]] semi-detached **AND MULTI-PLEX** units are permitted in the RC and RR Districts.
- b. The development shall have a minimum of 20 dwelling units in the [[R-ED,]] **RC, RR**, R-SC, R-SA-8 and R-A-15 Districts and a minimum of 50 dwelling units in the **R-ED**, [[RC, RR,]] R-20 and R-12 Districts. [[Any proposed development located in the RC, RR, R-20 and R-12 Districts, for which a conditional use petition or a pre-submission community meeting notice was filed on or prior to February 20, 2003, shall have a minimum of 20 dwelling units]].
- c. The maximum density shall be as follows:

[[Zoning District	Maximum Dwelling Units per Acre of Lot Area]]
[[RC or RR	1 per net acre
R-20 or R-ED	5 per net acre
R-12	6 per net acre
R-SC	8 per net acre
R-SA-8	12 per net acre
R-A-15	25 per net acre]]

ZONING DISTRICT	NUMBER OF DWELLING UNITS IN DEVELOPMENT	MAXIMUM UNITS PER NET ACRE
RC AND RR	20 OR MORE	1
R-ED AND R-20	50 OR MORE	4
R-12	20-49	5
	50 OR MORE	6
R-SC	20-49	7
	50 OR MORE	8
R-SA-8	20 OR MORE	12
R-A-15	20 OR MORE	25

1 D. AGE-RESTRICTED ADULT HOUSING IS PERMITTED IN THE B-1
2 OR B-2 DISTRICT ON SITES IN THE RURAL WEST AS SHOWN
3 ON THE HOWARD COUNTY GENERAL PLAN, PROVIDED THAT:
4

- 5 (1) THE DISTRICT IS 5 GROSS ACRES OR LARGER.
6 (2) THE SITE IS NOT WITHIN THE PLANNED SERVICE AREA
7 FOR PUBLIC WATER AND PUBLIC SEWER.
8 (3) THE AGE-RESTRICTED ADULT HOUSING IS EITHER
9 DESIGNED AS AN INTEGRAL PART OF A NEW
10 DEVELOPMENT THAT HAS AT LEAST 20,000 SQUARE
11 FEET OF RETAIL FLOOR AREA, OR IS DESIGNED TO BE
12 COMPATIBLE WITH EXISTING RETAIL DEVELOPMENT
13 OF AT LEAST 20,000 SQUARE FEET OF FLOOR AREA
14 WITHIN THE ZONING DISTRICT.
15 (4) THE AGE-RESTRICTED HOUSING WILL HAVE SAFE
16 AND CONVENIENT ACCESS VIA SIDEWALKS TO THE
17 RETAIL USES.
18 (5) THE NET FLOOR AREA OF DWELLINGS DOES NOT
19 EXCEED 6,000 SQUARE FEET PER NET ACRE OF LAND
20 WITHIN THE PORTION OF THE PROJECT DEVOTED TO
21 THE RESIDENTIAL USE.
22

23 E. SITE DESIGN
24

25 THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND
26 WITH ADJACENT RESIDENTIAL PROPERTIES. TO ACHIEVE
27 THIS:
28

- 29 (1) GRADING AND LANDSCAPING SHALL RETAIN AND
30 ENHANCE ELEMENTS THAT ALLOW THE SITE TO
31 BLEND WITH THE EXISTING NEIGHBORHOOD.
32
33 (2) THE PROJECT SHALL BE COMPATIBLE WITH
34 RESIDENTIAL DEVELOPMENT IN THE VICINITY BY
35 PROVIDING EITHER:
36
37 (A) AN ARCHITECTURAL TRANSITION, WITH
38 BUILDINGS NEAR THE PERIMETER THAT ARE
39 SIMILAR IN SCALE, MATERIALS AND
40 ARCHITECTURAL DETAILS TO NEIGHBORING
41 DWELLINGS AS DEMONSTRATED BY
42 ARCHITECTURAL ELEVATIONS OR
43 RENDERINGS SUBMITTED WITH THE PETITION;
44 OR
45 (B) ADDITIONAL BUFFERING ALONG THE
46 PERIMETER OF THE SITE, THROUGH RETENTION
47 OF EXISTING FOREST OR LANDSCAPING,
48 ENHANCED LANDSCAPING, BERMS OR
49 INCREASED SETBACKS.
50

1 (3) FOR PROJECTS WITH LESS THAN 50 DWELLING
2 UNITS IN THE RC, RR[, R-ED, R-20]] AND R-12
3 DISTRICTS, SETBACKS FROM EXISTING PUBLIC
4 STREETS SHALL BE THE SAME AS THE SETBACK
5 REQUIRED FOR RESIDENTIAL USES ON ADJACENT
6 PROPERTIES.
7

8 F. [[d. The development shall comply with the following bulk
9 requirements:]]

10 BULK REQUIREMENTS

11 (1) Maximum Height:
12
13